



ABHISHEK
VILLA

Developers: **Dhruv Associates**

Site: **Abhishek Villa**, Near Baroda Country Club, Off N.H. 8, Harni, Vadodara.

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Architect:
Ruchir Sheth  DESIGN STUDIO
architects & interiors

Structural Consultant:
Associates Engineers

Plumbing Consultant:
Krupalu Consultant

Payment Mode: Token Amount ₹5 Laacs | Booking Amount within 20 days from date of booking 25% | At Plinth Level 15% | At Ground Floor Slab Level 15%
At First Floor Slab Level 15% | At Second Floor Slab Level 15% | At Plaster Level 10% | Villa Ready for Possession 05%

Please Note: • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be Extra be borne by the Buyers. • Sale Deed (Dastavej) to be done after settlement of all accounts. • In case of cancellation of any Unit, Government Taxes will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions. • Developers/Architect reserves all the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • This brochure is not a legal document, this is only for presentation of the project. • Subject to Vadodara Jurisdiction.

www.abhishekvilla.com



design: srinidhi&srinidhi@9474992310



SHEER LUXURY AWAITS YOUR ARRIVAL...



STATELY ELEVATION
SERENE LANDSCAPING
A HOME FIT FOR ROYALTY!

No matter who you are and where you are, coming home always strikes a chord in you. Because this is where you have stored your dreams, hopes, joy and laughter. Because this is where you and your loved ones share the most beautiful part of life with you!

Abhishek Villa offers a rich, opulent lifestyle at a location which is easily accessible, yet amidst calm surroundings. It provides all the necessary ingredients for exclusivity for its elite residents. Because we believe a home should truly reflect the distinct taste and class of its owner.



AN ELEVATION THAT REFLECTS THE RICHNESS OF THE 'ROYAL ERA'

Every aspect of Abhishek Villa has been conceived with a thought to create a unique abode. One that spells quality, an old world charm, immaculate finish and a green-serene campus.

Offering stately 4-BHK Villas with a large terrace on the second floor, the villas are a perfect example of how the elite of India used to live in olden times. The wide central road, the spacious room sizes, abundant natural light, aeration & greenery and premium club amenities ensure that your life will be nothing but magical, once you shift over to Abhishek Villa.

Give yourself and your family a gift that they shall cherish over a lifetime!





WIDE DRIVEWAYS, DESIGNER LANDSCAPING
TO GIVE YOUR HOME A LOOK OF PARADISE!



LAYOUT PLAN

Plot No.	Plot Area in sq. ft.	Plot No.	Plot Area in sq. ft.	Plot No.	Plot Area in sq. ft.
1	1619	7	1684	13	1596
2	1630	8	1990	14	1596
3	1640	9	1943	15	1596
4	1651	10	1596	16	1596
5	1662	11	1596	17	1596
6	1673	12	1596		

Campus Amenities:

- A Designer Entrance Gate
- 24 x 7 Security with Security Cabin
- CCTV Monitored Campus
- Compound Wall surrounding the community
- RCC Internal Roads with Street Lights and Decorative Paving
- 24 hour water supply with Corporation Line & Borewell
- Termite Resistance Treatment
- Tree Plantation & Landscaping all around the campus



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SPECIFICATIONS

Elevation:

As per Architect's design with a Superior finish

Structure:

Earthquake resistant frame structure

Wall Finish:

Internal: Mala plaster with putty finish

External: Double coat plaster with weather resistant acrylic paint

Flooring:

Premium Vitrified flooring

Wooden flooring in Bedroom (Suite Room)

Terrace and Balcony:

China mosaic in terrace

Anti-Skid tiles in open terrace (2nd floor only)

Plumbing:

Premium quality plumbing fittings with mixtures in all bathrooms

UPVC & CPVC Pipeline

Piping Provision for Solar Water Heater

Kitchen:

Premium quality granite sandwich platform with Sink. Designer glazed tiles upto door height.

Bathrooms:

Glass Partition in bathrooms. Designer glazed tiles upto door height.

Stairs:

Good quality Granite stair-steps with decorative railing.

Doors and Windows:

Decorative Main door in wooden frame. Decorative Panel door in rest of the villa. Aluminium section windows with safety bars.

Electrification:

Concealed ISI copper wiring with modular switches. Adequate number of points as per architect's design. AC & TV points in all bedrooms.

Exhaust fan point in all bathrooms.



THE ABHISHEK CLUB...
WHERE THE COMMUNITY CONGREGATES
FOR PRECIOUS MOMENTS OF LEISURE!

A place where all members of family can enjoy their leisure moments as per their preferences and interests. Where new relationships are made, and old one's strengthened, where urban stresses disappear and smiles appear!

Clubhouse with:

- Multi-purpose Banquet Hall | Gymnasium / Health Club
- Home Theater | Swimming Pool with wooden deck
- Indoor Games Hall (Pool, Table Tennis, other table games)
- Landscaped Garden | Party Lawn
- Children's Play area with play equipments
- Outdoor & Indoor Seating | Jogging Track

CLUB HOUSE

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

